



FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2021 Bremerton-Silverdale, WA MSA FMRs for All Bedroom Sizes

Final FY 2021 & Final FY 2020 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four-Bedroom</u>
FY 2021 FMR	\$976	\$1,141	\$1,479	\$2,074	\$2,397
<u>FY 2020 FMR</u>	\$844	\$1,003	\$1,296	\$1,833	\$2,088

Kitsap County, WA is part of the Bremerton-Silverdale, WA MSA, which consists of the following counties: Kitsap County, WA. All information here applies to the entirety of the Bremerton-Silverdale, WA MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2014-2018 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2021 provided the estimate is statistically reliable. For FY2021, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2014-2018 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2021 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or



FY2021 SMALL AREA FMRS FOR KITSAP COUNTY, WA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into Opportunity Neighborhoods with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Kitsap County is part of the **Bremerton-Silverdale, WA MSA**.

Kitsap County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98061	\$980	\$1,140	\$1,480	\$2,080	\$2,400
98110	\$1,470	\$1,570	\$1,890	\$2,700	\$3,180
98310	\$860	\$1,010	\$1,310	\$1,840	\$2,120
98311	\$1,060	\$1,230	\$1,600	\$2,240	\$2,590
98312	\$960	\$1,130	\$1,460	\$2,050	\$2,370
98314	\$840	\$980	\$1,270	\$1,780	\$2,060
98315	\$1,210	\$1,420	\$1,840	\$2,580	\$2,980
98322	\$980	\$1,140	\$1,480	\$2,080	\$2,400
98329	\$1,090	\$1,220	\$1,580	\$2,260	\$2,740
98337	\$760	\$910	\$1,170	\$1,650	\$1,880
98340	\$760	\$910	\$1,170	\$1,650	\$1,880
98342	\$1,080	\$1,270	\$1,640	\$2,300	\$2,660
98345	\$900	\$1,050	\$1,360	\$1,910	\$2,200
98346	\$1,000	\$1,170	\$1,520	\$2,130	\$2,460
98353	\$980	\$1,140	\$1,480	\$2,080	\$2,400
98359	\$1,080	\$1,260	\$1,630	\$2,290	\$2,640
98364	\$1,100	\$1,290	\$1,660	\$2,340	\$2,690

Kitsap County, WA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
98366	\$940	\$1,100	\$1,430	\$2,010	\$2,320
98367	\$1,080	\$1,270	\$1,640	\$2,300	\$2,660
98370	\$1,110	\$1,300	\$1,680	\$2,360	\$2,720
98380	\$950	\$1,110	\$1,440	\$2,020	\$2,330
98383	\$1,050	\$1,230	\$1,590	\$2,230	\$2,580
98386	\$980	\$1,140	\$1,480	\$2,080	\$2,400
98392	\$920	\$1,070	\$1,390	\$1,950	\$2,250
98393	\$980	\$1,140	\$1,480	\$2,080	\$2,400
98528	\$980	\$1,140	\$1,480	\$2,080	\$2,420

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